

**Before the Planning Commission  
in and for the County of Monterey, State of California**

In the matter of the application of:

**THE RANCH CLUB, INC. (PLN220088)**

**RESOLUTION NO. 26-018**

Resolution by the County of Monterey Planning Commission recommending that the Board of Supervisors:

- 1) Consider an Addendum to the Santa Lucia Preserve Final Environmental Impact Report (FEIR No. 94-005), as amended, and find that no additional environmental review is warranted pursuant to CEQA Guidelines section 15164; and
- 2) Approve a Combined Development Permit consisting of:
  - 1) Amendment to a previously approved Use Permit (PLN990037) that allowed construction of Santa Lucia Preserve's County Club and accessory structures, and the use of these structures for dining and social events. This Amendment would allow for an additional social event location ("Redwood Grove");
  - 2) Santa Lucia Preserve Phase B Subdivision Final Map Amendment (Lot 98) to redesignate areas "Homeland" to "Rancholand" and re-configure the "Openlands" boundary; and
  - 3) Administrative Permit to allow installation of a driveway in the Site Plan Review "S" district.

[PLN220088 THE RANCH CLUB, INC., 14 Arroyo Sequoia, Carmel Valley (APN: 239-091-023-000) Greater Monterey Peninsula Area Plan]

CORRECTED  
June 17, 2026 (This resolution  
corrects the previous resolution  
mailed on June 15, 2026)

**THE RANCH CLUB, INC. application (PLN220088) came on for a public hearing before the Planning Commission of the County of Monterey on October 29, 2025 and June 10, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission recommends that the Board approve the project with reference to the following findings and evidence:**

## FINDINGS

1. **FINDING:** **PROCESS REQUIREMENTS** – The County received and processed a Combined Development Permit (HCD Planning File No. PLN990037; Planning Commission Resolution No. 99045).
- a) Application. An application was filed with the County on May 2, 2022 to allow the Santa Lucia Preserve and its members to use the Redwood Grove on Lot GG for events and social gatherings (County File No. PLN220088).
  - b) Background. On August 11, 1999, the County of Monterey Planning Commission approved a Combined Development Permit (Resolution No. 99045), consisting of a Use Permit to allow development of the Country Club and construction of accessory structures for social gatherings and events, an Administrative Permit for Site Plan Approval and Design Review for construction of accessory structures. At the time of approval, the project did not include the Redwood Grove as an approved location for the Preserve’s social gatherings. The Redwood Grove has historically been used for events such as weddings, group lunches, or educational lectures. Events held at the Redwood Grove are limited to residents of the Preserve and/or its guests. The site is not available to the general public.
  - c) The project also includes the construction of a formal driveway to access the Redwood Grove. Construction of the formal driveway will allow shuttling of guests in larger transportation vehicles from the Hacienda to the site.
  - d) The project planner conducted a site inspection on April 17, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
  - e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220088.
2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
    - the 2010 Monterey County General Plan;
    - Greater Monterey Peninsula Area Plan;
    - Comprehensive Development Plan for the Santa Lucia Preserve;
    - Monterey County Zoning Ordinance (Title 21); and
    - Monterey County Subdivision Ordinance (Title 19).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
  - b) The project consists of an Amendment to a previously approved Combined Development Permit, consisting of a Use Permit that allowed construction of Santa Lucia Preserve’s County Club and accessory structures, and the use of those structures for dining and social events. The proposed Amendment would modify this prior permit to allow

historical social and community gathering to occur at an additional event space on Lot GG (owned by Santa Lucia Conservancy). The range of activities that would occur on Lot GG, as they have historically occurred, would include educational lectures, group lunches, family milestones (weddings, etc.), etc. To provide adequate access to Lot GG, the project includes a Final Map Amendment to Tract No. 1333 of the Santa Lucia Preserve Phase B Subdivision to change the designation of Lot 98 from “Homeland” to “Rancholand” and reconfigure the designated “Openlands” area on the property. This reconfiguration would allow installation of a formalized driveway on Lot 98, designed with a vehicular turn-around, to facilitate the recreational/community use of Lot GG, where an existing Redwood Grove has been utilized for various day-use recreational activities and social and community gatherings. This driveway would also provide access to existing hiking trails on Lot GG. This driveway will allow passenger vehicles for family use and provide a design that would allow larger transportation vehicles for seasonal community functions. Guests would be shuttled to the project site from the Sporting Center at 81 and 85 Rancho San Carlos Road for larger community and family gatherings. Lot 98 would not be used for events, but simply provide access to Lot GG, where social and community activities would primarily coincide with weekends, primarily being day uses, though the Ranch Club may also host an occasional evening use. The site will also continue to be available to members of the Santa Lucia Preserve and their guests. The site is not available to the general public.

- c) Allowed Use. The property is located at 14 Arroyo Sequoia (APN 239-091-023-000) within the Greater Monterey Peninsula Area Plan. The parcel is zoned “Resource Conservation, 40-acre minimum, Design Control, Site Plan Review” or “RC-40/D-S”. The previously approved Use Permit (PLN990037), the Preserve established uses of various locations throughout the Preserve for social events and gatherings. The Redwood Grove has historically been used as one of the event locations; however, through this project, it is being formally recognized as an approved location to host events, such as weddings for residents and/or their guests. RC zoning allows accessory uses (driveway access) to any permitted use (PLN990037). Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The property is shown in its current configuration as lot 98 on the map of Tract No. 1333 “Santa Lucia Preserve Phase B” on file with the County of Monterey in Volume 20, Page 33, of the 1999 “Cities and Towns”. Therefore, the County recognizes the subject parcel as a legal lot of record.
- e) Site Plan Review District (S District). The installation of driveway access to the site is consistent with the purpose of the S District as specified in Section 21.45.010 of Title 21, which states that the district provides regulations for review of development in areas where, by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. As an accessory

structure not impacting any resources, an Administrative Permit is not required in this case.

- f) Greater Monterey Peninsula Area Plan. The text, policies, and regulations in the Greater Monterey Peninsula Area Plan have been evaluated during the course of review of applications. No conflicts were found to exist.
- g) Santa Lucia Preserve Comprehensive Plan. The text, policies, and regulations in the Santa Lucia Preserve Comprehensive Plan (CDP) have been evaluated during the course of review of applications. No conflicts were found to exist. The CDP outlines resident serving community uses in CDP Sections 1.4.2.2, resident and member use and recreational uses in CDP Section 1.4.2.4. Visitor accommodation uses, including dining facilities, are outlined in Section 1.4.2.3 and include The Hacienda and The Lodge. Recognition of the Redwood Grove on Lot GG, where events have historically occurred, would not be in conflict with the SLP CDP. The SLP CDP recognizes “Homelands” as “all of the residential building envelopes” and “Rancholands” as “all the non-residential development lots” (and typically community-owned). The assumed buildout of Lot 98, which was created with a Homeland boundary, was the construction of a two-story single-family dwelling and the removal of up to 3 trees. Redesignation of this lot’s buildable area from “Homeland” to “Rancholand” will reduce the overall residential buildout of SLP by one unit. Allocated tree removal with Lot GG will remain with the lot.
- h) Ranch Club Operations. The previously approved Use Permit allowed construction of Santa Lucia Preserve’s County Club and accessory structures, and the use of those structures for dining and social events. The Redwood Grove located on Lot GG had historically been used as one of the event locations considered under PLN990037, however it had not been specifically named or listed as an event location in the approved resolution. The events include, but are not limited to, private weddings and/or events for residents and their guests. The events held on site at the various locations are not open to the public, and no new events or locations are proposed through implementation of this application. The applicant has prepared an updated Operations Plan (attached) to include all locations and describe the events held at each location. Memorializing of the Redwood Grove is the only change to the operations plan; all other even locations and types are authorized through PLN990037. The application does not propose any new construction or intensification of any previously considered uses; therefore, the establishment of the Redwood Grove is consistent with what was considered under PLN990037.
- i) Tree Removal. No trees are proposed to be removed as part of the project. To assure protection of nearby trees while construction of the driveway is ongoing, Condition 4 requires the applicant to install tree and root protection measures to nearby trees, to prevent inadvertent damage from construction-related activities.
- j) Archaeological Resources. According to Monterey County GIS, the subject property is located in an area of moderate archaeological sensitivity. There is no evidence of historic or prehistoric cultural

activity on the site. Therefore, the potential for inadvertent impacts to archaeological resources is limited and will be controlled by application of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- k) Land Use Advisory Committee (LUAC) Review. The proposed project did not require referral to the Greater Monterey Peninsula Land Use Advisory Committee for review due to the project not involving a Design Approval subject to a public hearing as part of this application. Additionally, the GMP LUAC does not currently hold a quorum to consider projects, therefore the project was referred to the Planning Commission.
- l) All exterior lighting for events and social gatherings at the Redwood Grove shall be downlit and unobtrusive, and temporary.
- m) The project planner conducted a site inspection on April 17, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
- n) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220088.

**3. FINDING: SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
  - b) The Monterey County Geographic Information System (GIS) indicates that there is potential for erosion and fire hazard areas on the site. The project plans include a sediment and erosion control plan that was reviewed and approved by HCD Environmental Services. Additionally, staff with Monterey County Regional Fire Department have reviewed the plans and found no concerns, deeming the project complete with no conditions. The site is within a high archaeological sensitivity zone. Staff identified no potential impacts to protected resources, as the project does not involve the construction of any new structures and only minimal grading. There are no physical or environmental constraints that would indicate that the site is not suitable for the use.
  - c) Staff conducted a site inspection on April 17, 2024 to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220088.

4. **FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The proposed assemblages of people as part of the project application was reviewed by HCD-Planning, HCD- Engineering Services, HCD- Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Control District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Events held on Lot GG, and the related vehicular traffic on the project site (Lot 98), would be temporary in nature. All events would last no more than a single day, and no more than 20 events per calendar year. No permanent public facilities are required. The application materials demonstrate that potable water for the event will be provided at nearby community facilities, and restroom facilities will be provided for social gatherings by chemical toilet facilities, pursuant to MCC section 15.20.040.
  - c) Necessary public facilities such as flush toilets are located off-site at the nearby parking areas. Potable water dispensing stations and temporary facilities such as chemical toilets and handwashing stations will be provided for events expected to be longer than one hour.
  - d) Food and beverage. Currently, there are no utilities on Lot 98 or Lot GG to support permanent cooking facilities for such events. Potable water is located at nearby community service facilities at the Hacienda, the Bard, or Hacienda Annex. As approved under PLN990037, the existing other social gathering event spaces (County Club, Hacienda, etc.) do facilitate dining events, where food and beverages would be provided.
  - e) Noise. Events shall comply with MCC section 10.60.040 regulates nighttime noise and prohibits loud or unreasonable sounds from 9:00 p.m. to 7:00 a.m.
  - f) Staff conducted a site inspection on April 17, 2024 to verify that the site is suitable for this use.
  - g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220088.

5. **FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on April 17, 2024 and researched County records to assess if any violation exists on the subject property.

- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220088.

**6. FINDING: CEQA (Addendum):** - An Addendum to a previously certified EIR was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted EIR.

- EVIDENCE:**
- a) An Environmental Impact Report for the Santa Lucia Preserve Subdivision was prepared and certified by the Board of Supervisors on February 6, 1996 (EIR #94-005/Resolution #96-059).
  - b) Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15162, when an EIR has been certified or a negative declaration has been adopted, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed, or substantial changes occur with respect to the circumstances under which the project is undertaken. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred, see subsequent Evidence “c” and “d”. However, pursuant to CEQA Guidelines section 15164, an Addendum has been prepared to address and reflect the revised project scope. The prepared Addendum is attached as Exhibit E of the June 10 2026, staff report to the Planning Commission and reflects the County’s independent judgement and analysis.
  - c) Santa Lucia EIR indicates each residential lot’s homeland boundary was created based on a compilation of analyzed resources and constraints, such as archaeology, biology and geology. The result of this analysis created the location of the existing homeland boundary for Lot 98. As proposed, the project involves redesignating Lot 98 from “Homeland” to “Rancholand” and reconfiguration of the designated “Openlands” area on the property. This reconfiguration would allow installation of a formalized driveway, designed with a vehicular turn-around, to facilitate the recreational/community use of Lot 98 by providing formalized access through construction of a driveway to Lot GG, where an existing Redwood Grove has been utilized for various day-use recreational activities and social and community gatherings. Redesignation of the “Homeland” boundary to “Rancholands”, and reconfiguration of the “Openlands” area would not impact any other natural resources, including archaeological, biological, or geological.
  - d) Pursuant to CEQA Guidelines section 15162(a)(1), no substantial changes to the project scope analyzed under the EIR are proposed that would require major revisions to the EIR due to the involvement of new significant environmental impacts. The EIR for SLP Phase A-C analyzed the creation of 297 market-rate residential lots, all of which were designed with specific homeland boundaries that are designated for residential development. The remainder of the created lots were conveyed as open space through Conservation Easements. The EIR anticipated that each of these residential lots would be constructed with

a single-family dwelling and associated accessory structures. The proposed project is limited to redesignating Lot 98's homeland boundary to "Rancholands" and the construction of a driveway (within an access easement) leading to an adjacent Redwood Grove. The proposed project does not increase the number of lots analyzed under the EIR and does not increase the subject property's anticipated development potential. In fact, the overall buildout of SLP is reduced by one unit through the implementation of this project. Therefore, the scope of work analyzed under the EIR remains stable and the proposed project scope requires no major revisions to the EIR or that would involve new significant environmental impacts.

- e) Pursuant to CEQA Guidelines sections 15162(a)(2), no substantial changes have occurred with respect to the circumstances under which the proposed project is being taken that would require major revisions to the EIR due to the involvement of new significant environmental impacts. Further, pursuant to CEQA Guidelines section 15162(a)(3), no new information has been presented to warrant further environmental review. Development of the proposed driveway would not impact any other natural resources, including forest, archaeological, biological, or geological.
- f) Staff conducted a site inspection on April 17, 2024, to verify that the project will not result in conditions requiring the preparation of a subsequent environmental document. No adverse environmental effects were identified during staff review of the development application, nor during the site inspection.
- g) The Planning Commission has considered the Addendum together with the Environmental Impact Report for the Santa Lucia Preserve Subdivision and recommends that the Board of Supervisors find that there is no substantial evidence that the project warrants subsequent environmental review. The materials upon which the County's decision is based are located in HCD-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.
- h) Staff conducted a site inspection to verify that the site and proposed project meet the criteria for an exemption.
- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220088.

- 7. FINDING:** **FINAL MAP AMENDMENT** – There is evidence in the record to support the required findings under Section 66472.1 of the Subdivision Map Act to amend the recorded Final Map.
- EVIDENCE:**
- a) A Final Map Amendment is required to amend the recorded building envelope pursuant to the County of Monterey's Subdivision Ordinance (Chapter 19.08.015 County Code) and the Subdivision Map Act (Section 66469 and 6647.1 Government Code).
  - b) The proposed project (HCD-Planning File No. PLN220088) consists of an amendment to the Santa Lucia Preserve Phase B Subdivision Final Map, filed as Volume 20, Cities and Towns, Page 8. The amendment redesignates Lot 98 from "Homeland" to "Rancholand" and proposes to reconfigure the designated "Openlands" area on the property. This

reconfiguration would allow installation of a formalized driveway, designed with a vehicular turn-around, to facilitate the recreational/community use of Lot 98 by providing formalized access through construction of a driveway to Lot GG, where an existing Redwood Grove has been utilized for various day-use recreational activities and social and community gatherings. Prior to the Board of Supervisor's consideration, the Applicant/Owner shall provide Plat Maps and legal descriptions of the proposed Final Map Amendment to PWF&P for review and approval,

- c) The modification of the Homeland Boundary would not impose any burden on the fee owner for the subject property, and the modification to the boundary has been requested by the Santa Lucia Preserve. The Santa Lucia Preserve & Conservancy reviewed the Ranch Club's request for the homeland boundary adjustment and agreed to a memorandum of understanding to carry out this project. Prior to the Board of Supervisor's consideration, the Santa Lucia Conservancy Board shall formally approve amending the property's Deed of Conservation Easement (rancholands boundary and the openlands boundary) and complete any other related internal processes. The Amended Deed of Conservation Easement shall be signed by all parties and recorded concurrently with the recordation of the Final Map Amendment, which is subject to the Board of Supervisors' approval.
- d) The map, as modified, conforms to the provisions of Government Code 66474. None of the findings for denial of the map amendment under Government Code section 66474 can be made.
- e) Title 19, Section 19.08.015.A.7 requires that the Final Map Amendment be considered at consecutive hearings by the appropriate decision-making body(s) that approved or recommended the original tentative map. Following the Planning Commission's consideration, the project will be referred to the Board of Supervisors.
- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220088.

**DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby recommend that the Board of Supervisors of the County of Monterey:

1. Consider an Addendum to the Santa Lucia Preserve Final Environmental Impact Report (FEIR No. 94-005), as amended, and find that no additional environmental review is warranted pursuant to CEQA Guidelines section 15164; and
2. Approve the Combined Development Permit to: 1) Amendment to a previously approved Use Permit (PLN990037) that allowed construction of Santa Lucia Preserve’s Country Club and accessory structures, and the use of these structures for dining and social events. This Amendment would allow for an additional social event location (“Redwood Grove”); 2) Santa Lucia Preserve Phase B Subdivision Final Map Amendment (Lot 98) to redesignate areas “homeland” to “Rancholand” and reconfigure the “Openlands” boundary; and 3) Administrative Permit to allow installation of a driveway in the Site Plan Review “S” district.

This recommendation is subject to 6 conditions of approval, and general conformance with the attached sketch, all being attached hereto and incorporated herein by reference.


**PASSED AND ADOPTED** this 10th day of June 2026 upon motion of Commissioner Diehl, seconded by Commissioner Gomez, by the following vote:

**AYES:** Getzelman, Mendoza, Gonzalez, Work, Diehl, Roberts, Monsalve, Gomez, Shaw

**NOES:** None

**ABSENT:** Hartzell

**ABSTAIN:** None

Signed by:  
  
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Sarah Wikle  
Planning Commission Secretary

COPY OF THIS RECOMMENDATION MAILED TO APPLICANT ON **JUNE 15, 2026.**

# County of Monterey HCD Planning

## Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN220088

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN220088) allows a Final Map Amendment to Tract No. 1333, San Lucia Preserve Phase B, filed in Volume 20 Cities and Towns Pg. 33 to change the designation of Lot 98 from "Homeland" to "Rancholand" and re-configure the designated "Openlands" on the property, an Administrative Permit to allow development in the Site Plan Review "S" district, consisting of installing driveway access to a redwood grove for low intensity recreational hiking and a Use Permit to allow Assemblages of People . The property is located at 14 Arroyo Sequoia (Assessor's Parcel Number 239-091-023-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Combined Development Permit (Resolution Number 26-018) was approved by the Board of Supervisors for Assessor's Parcel Number 239-091-023-000 on XXXXX. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

## 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.  
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

#### 4. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During grading/construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

#### 5. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

**Compliance or Monitoring Action to be Performed:** Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

## 6. CC01 INDEMNIFICATION

**Responsible Department:** County Counsel-Risk Management

**Condition/Mitigation Monitoring Measure:** Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

**Compliance or Monitoring Action to be Performed:** This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

# The Ranch Club Operations Plan

## Overview

The Ranch Club's mission is to provide exceptional recreational, social, and dining experiences in a welcoming, well-maintained, and community-focused environment. This Operations Plan outlines high-quality service delivery across all departments: Dining, Equestrian, Aquatics, Lake Activities, Recreation (Courts & Trails), Accommodation, Fitness, Events & Social Programming.

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## Departmental Operations

### A. Dining Operations

**Facilities:** Hacienda Dining Room, Hacienda Patio, Hacienda Courtyard, Hacienda Bar, Hacienda Garden, Ranch House, Ranch House Courtyard, Preserve Room, Polo Pools, Nest Coffee House, Moore's Lake.

**Service Schedule:**

- Breakfast
  - Lunch
  - Dinner
  - Brunch
  - Light Meals
  - Member Events
  - Private Events
  - Coffee
- 

### B. Equestrian Operations

**Facilities:** Barns, Arenas, Turnout Pastures, Exercise Track, and Trails

**Service Schedule:**

- Horse Boarding
- Daily Exercise Programs
- Lessons

- Cattle Work
  - Kids Camps
  - Equestrian Events
  - Movie Nights
  - Social Events
- 

## **C. Aquatics & Lake Operations**

**Facilities:** Hacienda Pool, Polo Pools, Moores Lake

**Service Schedule:**

- Year-round swimming
  - Water Slide
  - Hot Tub
  - Steam Room
  - Cold Plunge
  - F & B offerings
  - Private Events
  - Member Events
  - Kayaking
  - Pedal Boats
  - Row Boats
  - Stand Up Paddle Boarding
  - Fishing
  - Star Gazing
  - Glamping tents and cabin.
-

## **D. Recreation (Courts & Trails)**

**Facilities:** Tennis, Pickleball, Basketball Court, All Purpose Sports Court, Bocce, Horse Shoe Softball Field, and hiking/biking trails.

### **Service Schedule:**

- Tennis
- Pickleball
- Lawn Tennis
- Basketball
- Softball Games
- Soccer
- Flag Football
- Archery
- Croquet
- Bocce
- Horse Shoes
- Lawn Bowling
- Hiking
- Food and Beverage
- Kids Camps
- Gym
- Group Exercise Classes
- Pilates
- Weight Room
- Personal Training
- Recreational Bikes

---

## **E. Social & Event Programming**

**Facilities:** Event barn, Hacienda, Hacienda Garden, Hacienda Lawns & Redwood Grove,

### **Service Schedule:**

- Club Events
- Private Events
- Ceremonies
- Receptions

- Weddings

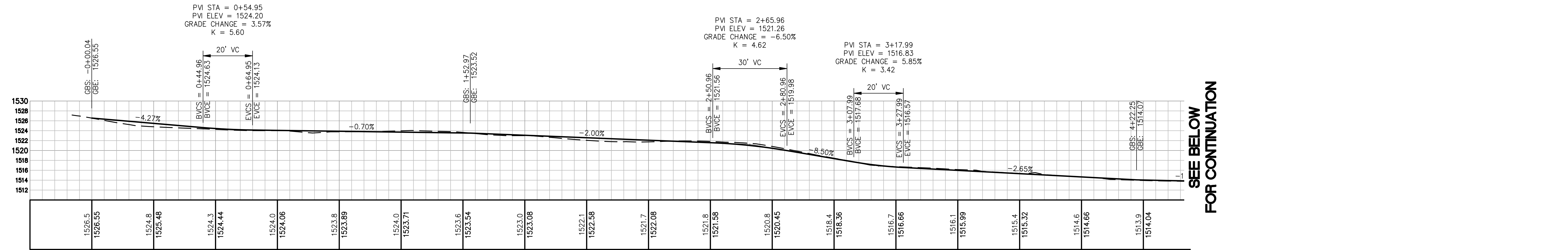
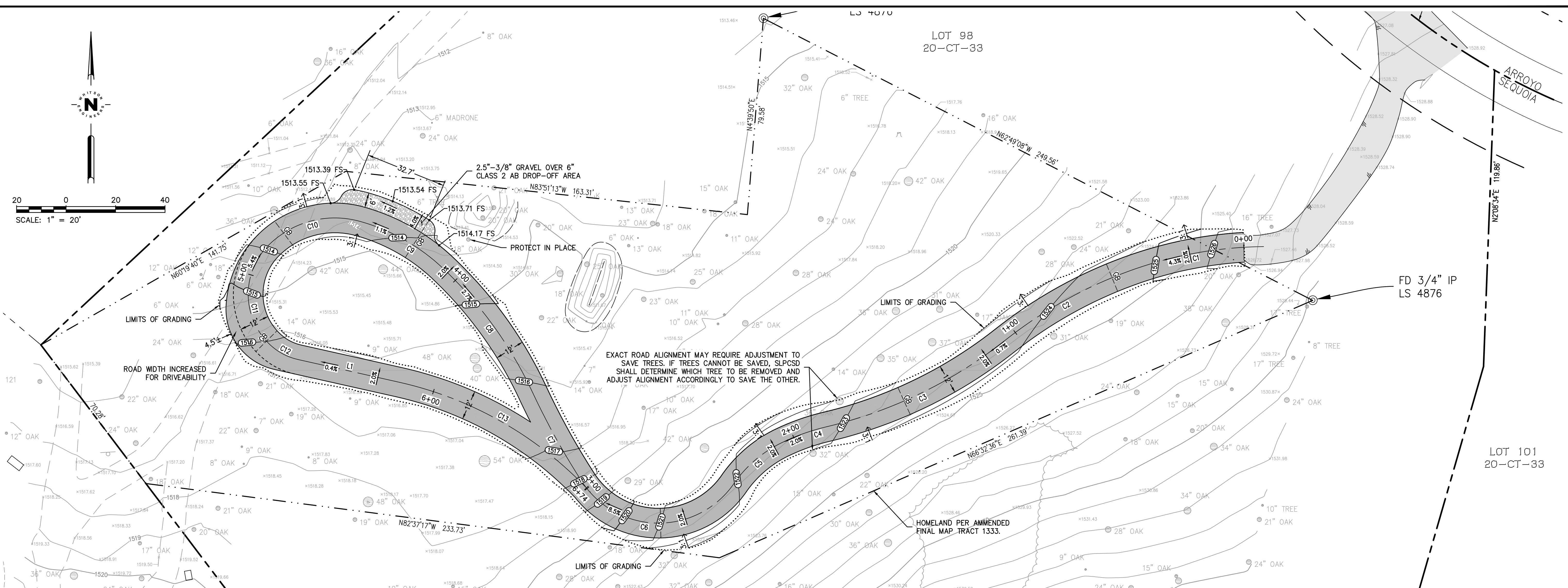
## **E. Accommodation**

**Facilities: Hacienda, Ranch House, Glamping Tents, Lake Cabin**

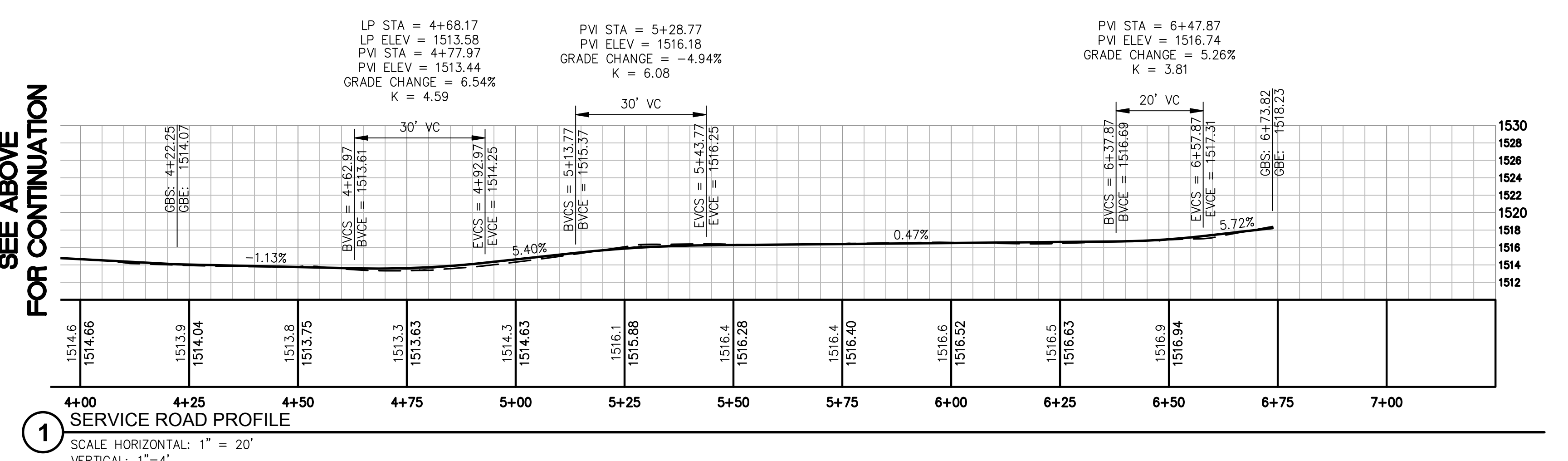
### **Service Schedule:**

- Sleeping Rooms
- Glamping





Line #/Curve #	Length	Bearing/Delta	Radius
C1	55.99	19.56	164.00
C2	57.27	18.23	180.00
C3	80.73	25.14	184.00
C4	19.26	12.54	88.00
C5	25.77	29.53	50.00
C6	72.64	112.48	37.00
C7	41.06	7.84	300.00
C8	62.37	21.66	165.00
C9	38.81	27.79	80.00
C10	39.71	59.87	38.00
C11	45.51	93.12	28.00
C12	12.52	29.88	24.00
C13	88.04	33.63	150.00
L1	42.13	S77° 20' 37.89"E	



PVI STA = 0+54.95  
 PVI ELEV = 1524.20  
 GRADE CHANGE = 3.57%  
 K = 5.60

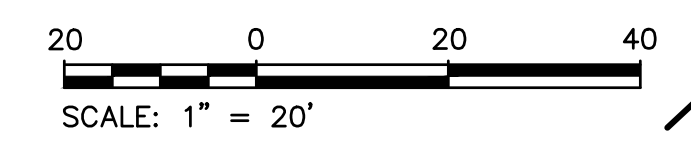
PVI STA = 2+65.96  
 PVI ELEV = 1521.26  
 GRADE CHANGE = -6.50%  
 K = 4.62

PVI STA = 3+17.99  
 PVI ELEV = 1516.83  
 GRADE CHANGE = 5.85%  
 K = 3.42

LS STA = 4+68.17  
 LD STA = 1513.58  
 PVI STA = 4+77.97  
 PVI ELEV = 1513.44  
 GRADE CHANGE = 6.54%  
 K = 4.59

PVI STA = 5+28.77  
 PVI ELEV = 1516.18  
 GRADE CHANGE = -4.94%  
 K = 6.08

PVI STA = 6+47.87  
 PVI ELEV = 1516.74  
 GRADE CHANGE = 5.26%  
 K = 3.81



EXACT ROAD ALIGNMENT MAY REQUIRE ADJUSTMENT TO SAVE TREES. IF TREES CANNOT BE SAVED, SLPCSD SHALL DETERMINE WHICH TREE TO BE REMOVED AND ADJUST ALIGNMENT ACCORDINGLY TO SAVE THE OTHER.

HOMELAND PER AMMENDED FINAL MAP TRACT 1333.

Civil Engineering  
 Land Surveying  
 6 Heron Court  
 Monterey, California  
 831.469.9255  
 whitsonengineers.com

Whitson  
 ENGINEERS

SUBMITTAL / REVISION

Carmel, California

APN: 239-091-023-000

SLP-LOT 98

CIVIL GRADING AND DRAINAGE PLAN

SCALE: 1"=20'

DRAWN: RPW

JOB No.: 4341.00

SHEET

C101

OF

T:\Marketing\Projects\4341 - SLP LOT 98\CD\DWG\SLP-LOT 98-001.dwg    04/11/2023    8:14am

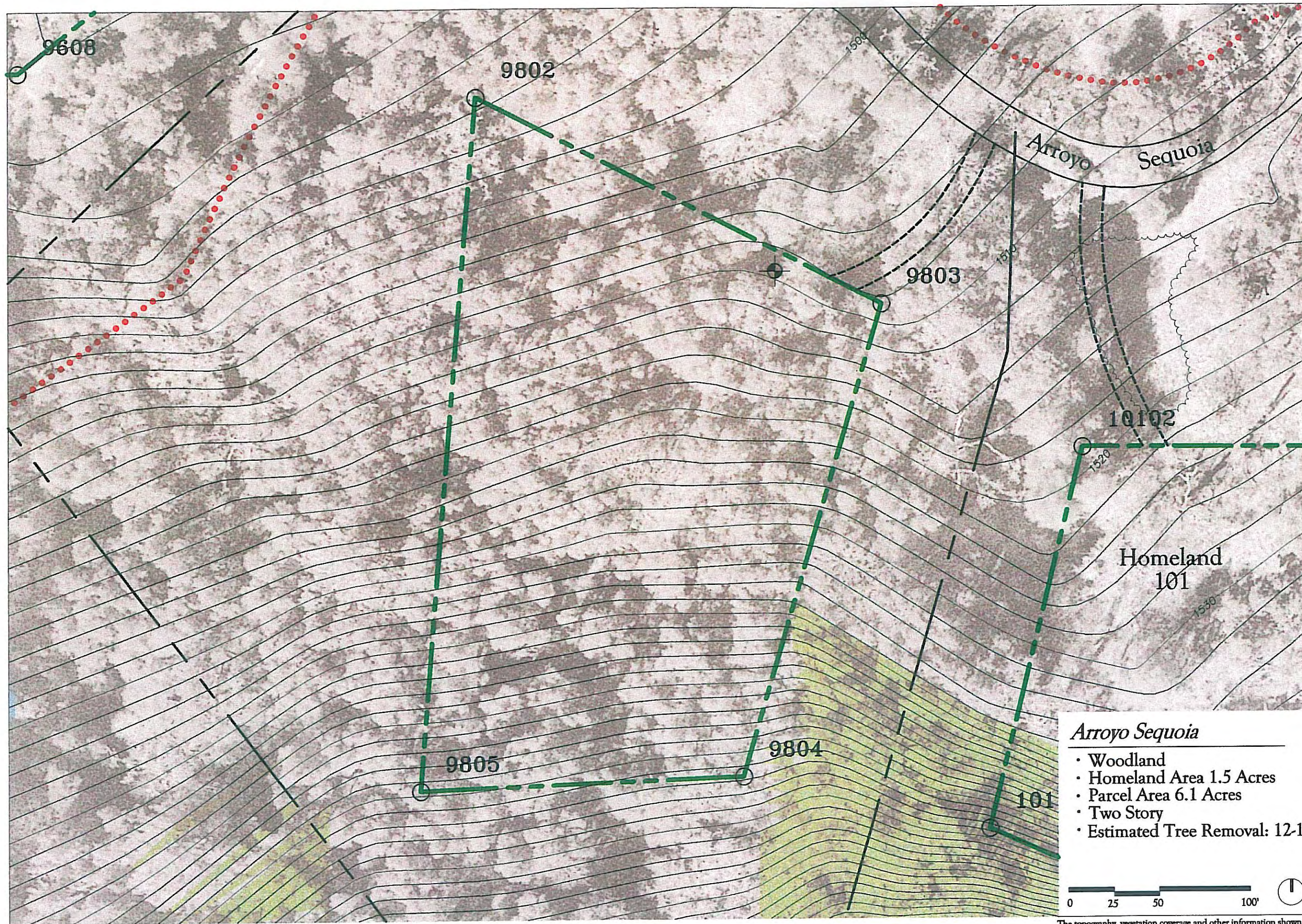


NOT FOR CONSTRUCTION









- LEGEND**
- Homeland Boundary
  - Proposed Driveway
  - Trail Location
  - Wetlands
  - Riparian Corridor
  - Archaeological Sites
  - 30% Slopes
  - Dormant/Active Landslide Area
  - Fault Trace
  - Potential Silhouette Ridgelines
  - Utility Drop Point
  - Septic Envelope Location

**SANTA LUCIA PRESERVE**

HART/HOWERTON  
Planners, Architects and  
Landscape Architects  
San Francisco New York

- Arroyo Sequoia**
- Woodland
  - Homeland Area 1.5 Acres
  - Parcel Area 6.1 Acres
  - Two Story
  - Estimated Tree Removal: 12-14

HOMELAND FOR PARCEL  
**98**  
March 2000



The topography, vegetation coverage and other information shown on this Homeland Diagram is based upon 1996 aerial survey data and may not accurately reflect current conditions. While suitable for general planning purposes, the Design Review Guidelines require that the information be confirmed and updated by the owner, and that the Design Review submittals contain accurate current survey information.

**OWNER'S STATEMENT**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO, THE REAL PROPERTY INCLUDED WITHIN LOT 98, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND AMENDMENT TO THE SUBDIVISION AS SHOWN.

AS OWNER:  
THE RANCHO CLUB, INC.,

\_\_\_\_\_  
DONAL DALY, GENERAL MANAGER

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE RANCHO CLUB, INC., IN SEPTEMBER 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER, 2023 AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS AMENDED FINAL MAP SUBSTANTIALLY CONFORMS TO THE ORIGINAL FINAL MAP.

\_\_\_\_\_  
RICHARD P. WEBER  
P.L.S. NO. 8002

\_\_\_\_\_  
DATE



**COUNTY SURVEYOR'S STATEMENT**

I, MICHAEL K. GOETZ, COUNTY SURVEYOR OF THE COUNTY OF MONTEREY CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE FINAL MAP, AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE MONTEREY COUNTY BOARD OF SUPERVISORS, ON \_\_\_\_\_; THAT ALL PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT", AS AMENDED, AND OF MONTEREY COUNTY CODE, TITLE 19, HAVE BEEN COMPLIED WITH, AND THIS MAP IS TECHNICALLY CORRECT.

\_\_\_\_\_  
MICHAEL K. GOETZ, PLS 5667  
COUNTY SURVEYOR  
MONTEREY COUNTY, CALIFORNIA

DATE: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
ON \_\_\_\_\_,  
BEFORE ME, \_\_\_\_\_, NOTARY PUBLIC

PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND, AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_  
NOTARY PUBLIC'S NAME: \_\_\_\_\_  
COUNTY OF BUSINESS: \_\_\_\_\_  
COMMISSION EXPIRATION DATE: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

**STATEMENT OF CLERK OF BOARD OF SUPERVISORS**

I, VALERIE RALPH, CLERK OF THE BOARD OF SUPERVISORS OF MONTEREY COUNTY, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD APPROVED THE WITHIN AMENDED FINAL MAP ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

I FURTHER CERTIFY THAT ALL TAX LIENS HAVE BEEN SATISFIED AND THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS OF MONTEREY COUNTY, AND FILED IN MY OFFICE.

\_\_\_\_\_  
VALERIE RALPH,  
CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_, M., IN VOLUME \_\_\_\_\_ OF CITIES AND TOWNS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF WHITSON ENGINEERS.

\_\_\_\_\_  
STEPHEN L. VAGNINI  
RECORDER  
MONTEREY COUNTY, CALIFORNIA

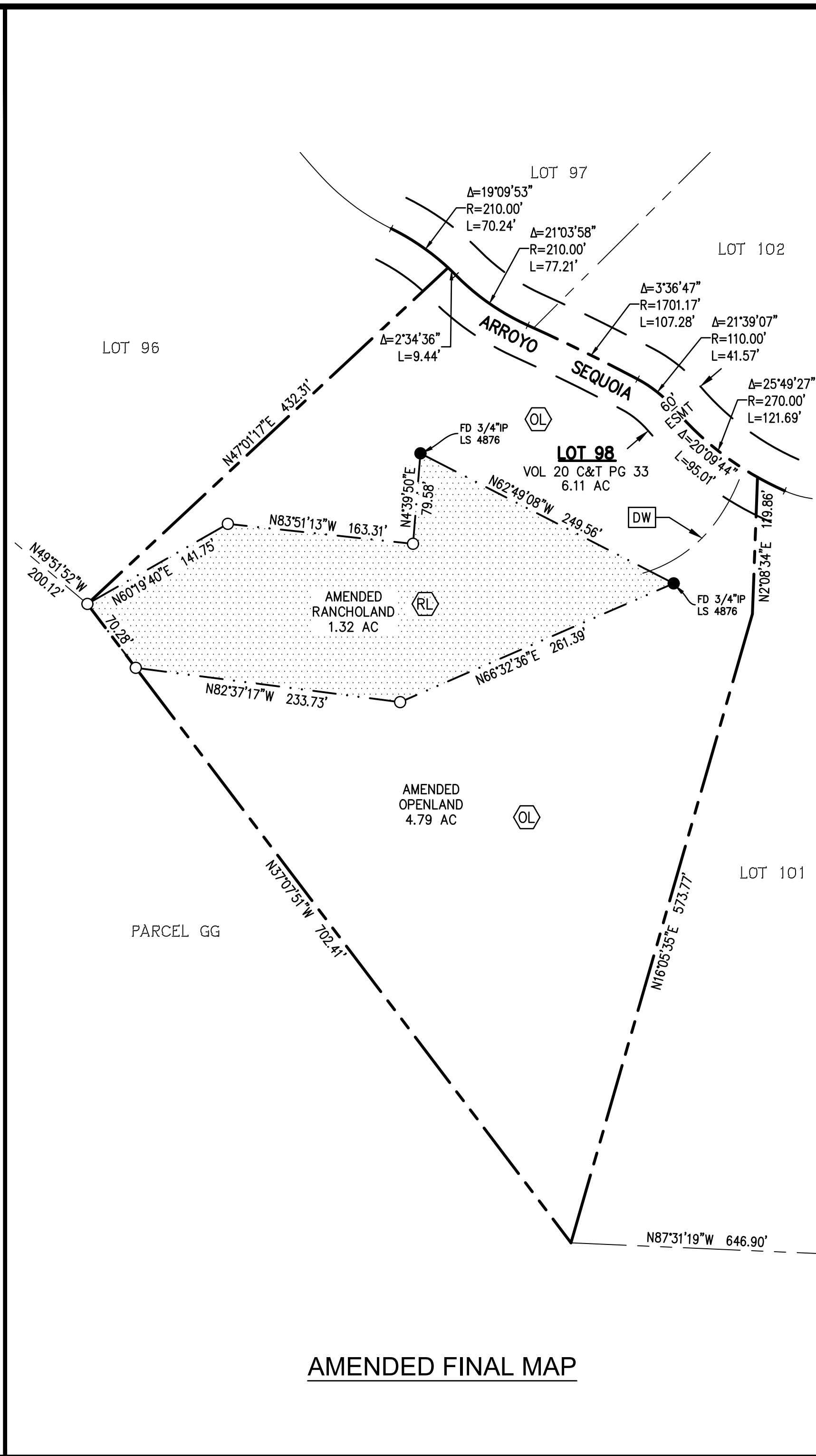
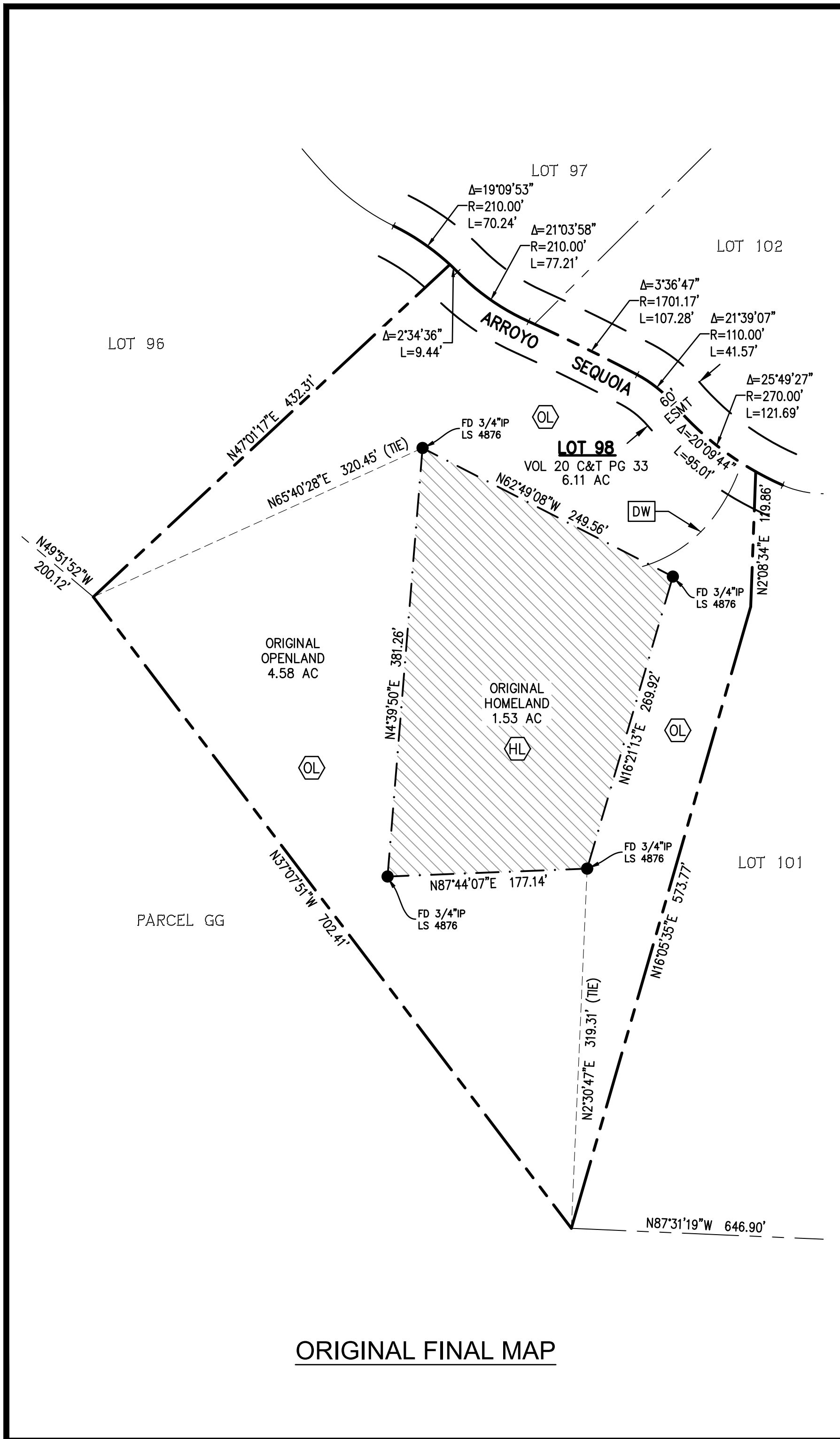
BY: \_\_\_\_\_  
DEPUTY RECORDER

FEE: \_\_\_\_\_ DOC NO. \_\_\_\_\_

**TRACT NO. 1333  
AMENDING FINAL MAP**

THIS MAP AMENDS LOT 98 AS SHOWN ON THE FINAL MAP OF SANTA LUCIA PRESERVE - PHASE B A PRIVATE ROAD SUBDIVISION IN RANCHO SAN FRANCISQUITO, MOUNT DIABLO BASE & MERIDIAN, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA AS FILED IN VOLUME 20 CITIES AND TOWNS AT PAGE 33 ON DECEMBER 7, 1999 AS PREPARED BY THOMPSON-HYSELL ENGINEERS FOR THE SANTA LUCIA PRESERVE, MONTEREY COUNTY CALIFORNIA AMENDMENT CONSISTS OF THE CONVERSION OF THE HOMELAND & OPENLAND TO RANCHOLAND AND OPENLAND. ALL INFORMATION SHOWN (EXCEPTING AMENDMENT) IS AS SHOWN ON THE RECORDED FINAL MAP

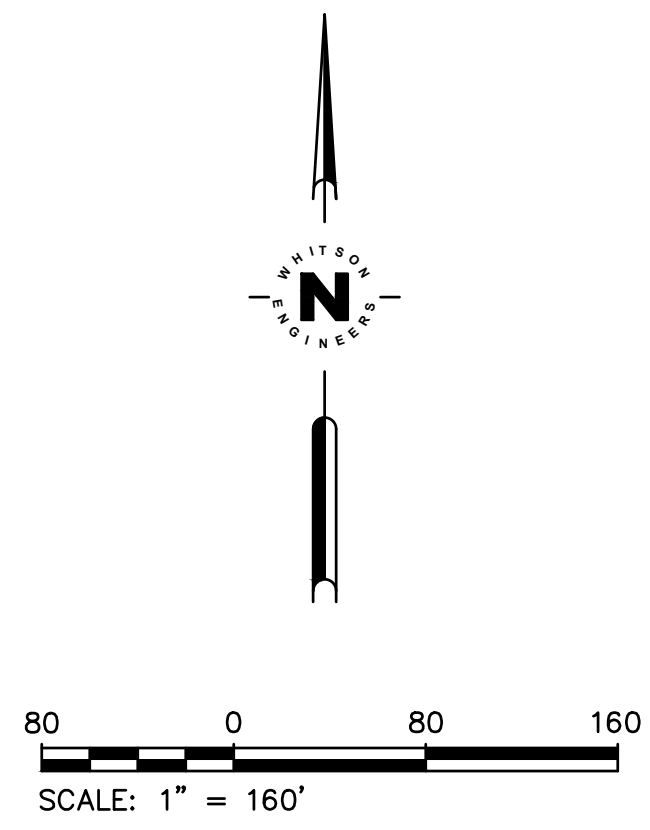
PREPARED BY:  
**WHITSON ENGINEERS**  
6 HARRIS COURT, MONTEREY CALIFORNIA



**LEGEND**

○	SET 3/4" IRON PIPE WITH PLASTIC PLUG, "LS 8002"
●	1" IRON PIPE WITH PLASTIC PLUG, "LS 4876" PER VOL 22 C&T PG 33
---	PROPERTY LINE
	ORIGINAL HOMELAND BOUNDARY
	AMENDED RANCHOLAND BOUNDARY
- - - -	TIE LINE
○ (OL)	OPENLAND
○ (HL)	HOMELAND
○ (RL)	RANCHOLAND
AC	ACRE
SF	SQUARE FEET
DW	DRIVEWAY EASEMENT PER 20-CT-33

**NOTE**  
DISTANCES ARE STATED IN FEET AND DECIMALS THEREOF.



**TRACT NO. 1333**  
**AMENDING FINAL MAP**

THIS MAP AMENDS LOT 98 AS SHOWN ON THE FINAL MAP OF  
SANTA LUCIA PRESERVE – PHASE B  
A PRIVATE ROAD SUBDIVISION IN RANCHO SAN FRANCISQUITO, MOUNT DIABLO BASE & MERIDIAN, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA AS FILED IN VOLUME 20 CITIES AND TOWNS AT PAGE 33 ON DECEMBER 7, 1999 AS PREPARED BY THOMPSON-HYSELL ENGINEERS FOR THE SANTA LUCIA PRESERVE, MONTEREY COUNTY CALIFORNIA

AMENDMENT CONSISTS OF THE CONVERSION OF THE HOMELAND & OPENLAND TO RANCHOLAND AND OPENLAND. ALL INFORMATION SHOWN (EXCEPTING AMENDMENT) IS AS SHOWN ON THE RECORDED FINAL MAP

PREPARED BY:  
**WHITSON ENGINEERS**  
6 HARRIS COURT, MONTEREY CALIFORNIA

JOB NO. 4341.00 DATE: 9/20/22 SHEET 2 OF 2